



MUSCOY
PHASE II COMMUNITY PLAN MEETING
MAY 17TH, 2005
MEETING NOTES

These meeting notes are not a transcript or verbatim record of the dialogue that occurred at the community meeting. These notes are intended to capture, to the best of our ability, a summary of the discussion that occurred during the Open Discussion portion of the meeting, including comments and questions from the public and responses from County staff (and their representatives) that were provided during the meeting. These notes also include additional information researched after the meeting in an effort to fully address the questions.

Public Comment: I live on State Street, a lot of that is residential. We have a property that is designated commercial but want to put living quarters in. Is that possible?

County Response: If you have an existing residential in a commercial area it would be a nonconforming use that would be allowed to continue. There are limitations on the expansion of that use. If you have a vacant lot zoned commercial, then construction of a new residence would not be permitted.

Public Question: Is State Street going to be like University Pkwy., where walls separate the street from adjoining properties.

County Response: The actual design of those improvements has not been worked out yet.

Public Question: Doesn't the State Street widening conflict with the community character?

County Response: The improvements to State Street are going to happen, so what we are trying to do is plan for it by providing for safety and better management of land uses in the area.

Public Question: How much will State Street be widened. Is there a distance from homes?

County Response: The design is not final, but the road will be widened to four (4) lanes. When the plans are prepared, those issues will be taken into account.

Public Question: Is the railroad crossing at Cajon going to be turned into an overpass or what are the plans?

County Response: That has been in the planning process. It is being managed by SANBAG. The state funding will come through SANBAG. The road will go over the tracks.

Public Comment: There are other benefits to an undercrossing, they should consider that.

Committee Response: But there are also other considerations such as the underground aqueduct, seismic activity, etc.

County Response: They have given the design appropriate consideration; timing is still up in the air as they are waiting on funding.

Public Comment: We know there are new schools proposed within the community, but the question is will the community accommodate improvements to the circulation system to serve the schools? The County should coordinate with the school district.

County Response: We cannot tell you tonight how the school circulation will work without having a plan from the school district showing site access..

Public Question: Countywide growth is compromising safety. We are concerned with response times and more growth. What is the County planning on doing about this?

County Response: Please keep in mind that it is somewhat dependent on the availability of funding. Response times and number of calls received is evaluated by the Sheriff's Office to determine priorities for staffing and service.

Public Question: We feel that we have been improving our home but code enforcement has been getting more aggressive with us regarding weed abatement. What are they looking for in terms of maintenance?

County Response: I think you are getting weed abatement letters which are intended to ensure fire safety and maintenance.

<i>Public Response:</i>	The weed abatement letters go out to most people, twice a year. They are reminders. It is not just one person that is singled out.
Public Question:	Why was the SD-RES land use district proposed?
<i>County Response:</i>	It is a proposed change by the County and consultants. It was intended to address areas that are most likely to develop and require a more detailed review process.
Public Question:	But I thought the plan was going to provide for rural types of development, not high density.
<i>County Response:</i>	It provides for a range of densities, however the review process for the SD-RES is more restrictive and focuses on project design.
Public Comment:	I have a concern with halfway houses and social care facilities and would like to see something in the plan.
<i>County Response:</i>	The State preempts the County from regulating most of these types of facilities
<i>Public Response:</i>	Yes, but the County reviews it.
<i>County Response:</i>	Facilities with 6 or fewer clients are permitted by right, 7 or more requires review by the County. This review is dictated by the Development Code and is not an issue for the community plan.
Public Question:	When the plan is finalized and approved, how will it impact redevelopment?
<i>County Response:</i>	Redevelopment projects must be consistent with the community plan, General Plan and Development Code..
Public Comment:	The RS-1AA category is not listed in the legend of the parcel specific land use map and I just want to make sure that is due to an oversight and not a conscious decision to eliminate it.
<i>County Response:</i>	The map does show the RS-1AA areas but it is not listed in the legend. There is no intent to eliminate the ability to have increased animal densities. However the County is looking at other ways of incorporating the standard (allowing increased animal densities) besides using an

Overlay District. But be assured that we will ensure that the ability to have animals does not change for these properties.

Public Comment:

I also have a problem with the addition of SD-RES. We did not ask for it and if it is allowed it sets a precedent for adjacent development to start developing at higher densities. This community does not want that, there are people around here that keep animals.

County Response:

We understand that concern but the County has two responsibilities to consider, one being your concerns and the second to address the regional need for housing. I also need to point out that the zoning in this area does allow for 1 unit per 10,000 square feet currently, which is a higher density than some of the surrounding areas. The change is intended to provide for a more organized transition and better designed project when it is developed. We recognize that some aspects of the potential for increased densities is contrary to residents' concerns but we have to achieve a balance.

Public Comment:

But we are telling you that we don't want growth.

County Response:

We understand, but we do have a responsibility to provide a balanced plan, you can elevate your concerns to the Planning Commission and the Board of Supervisors. We are trying to achieve a balance and the reality is that you cannot stop growth.

Public Comment:

You are assisting in allowing more development.

County Response:

What we are trying to do is acknowledge the State Street expansion and better manage those adjacent areas so that the rural areas can be maintained. Concentrating the commercial along State Street also responds to better access to infrastructure such as sewer and water.

Public Comment:

We do not want sewers and do not want to be annexed.

County Response:

We have heard you and we recognize you do not want to be annexed. We are not interested in pushing you to be annexed but we are interested in ensuring that adequate infrastructure is available. Sewers can be brought in without annexation.

Public Question: Is the County going to take into account when the school district decides on a location within the community that some people will be required to give up their properties and the people do not want to.

County Response: Schools are State controlled and are separate entities from the County. They can pursue that independently of the County.

Public Comment: (Representative for the School District) we were concerned with no reference to school need; we are trying to provide schools to serve local kids who are currently being bused out. Neighborhoods are going to change and schools need to be addressed.

County Response: Generally, existing and future school sites will be designated as Institutional. Goals and policies dealing with schools/education will be more uniformly addressed in the countywide section of the General Plan.

Public Comment: We are not informed of decisions; we need to know prior to work being done.

County Response: You are surrounded by a highly urbanized area; there are various entities that control what happens in this area (i.e. Schools, Caltrans, Water Districts, and the County). The County (as one of those entities that has some control) is using the Community Plan as a tool to address and try to preserve the unique characteristics and values of the community. But it is important to keep in mind that there are other factors at play and growth is going to happen in this highly urbanized area. The plan cannot just be put aside, it is a guide and you cannot assume it is going to protect you for the next 30 years. You need to remain diligent and continue to be active to ensure the Board of Supervisors understands your desires and needs.

Public Comment: If they are going to hook-up sewers in this area then the county/city can pay the bill. Don't want to incur the costs of hooking up to a sewer system. Why does the County accommodate developers if we do not want it, we want our way of life.

County Response: Maintaining the large lots is in concert with allowances of the Regional Water Quality Control Board for septic tanks.

Also, if a development went in they would be required to pay for their hookups and infrastructure.

Everybody needs a place to live and a lifestyle they want to maintain. We are hoping the community plan will address that. If the Board of Supervisors adopts this plan they are in essence saying we hear you and understand what you want to be.

Public Question:

When is the plan going to the Board of Supervisors?

County Response:

Originally, it was planned for February or March of next year, but Summer 2006 is our most recent schedule.

County Comment:

You have to keep in mind this is a plan for the future, to 2030. Growth is going to occur; the population is going to double. If you don't plan for growth it is going to occur in a haphazard way. You are ripe for development due to your access to highways and infrastructure. Things change and decisions to deal with change are often outside the control of the County. The State has determined that we have a housing crisis and in response one of the things the State did was recently took away local governments authority for prohibiting second units. Another issue that is being considered by the State is eliminating the ability to have septic tanks and requiring sewer systems. It is important to keep in mind that change is occurring, growth will occur and the plan attempts to deal with the future of the plan area.

Public Comment:

I have been involved in the Countywide General Plan. I love Muscoy but you have to get involved in the big picture. But the County is wrong in saying we can't control growth, the Board of Supervisors is supportive of growth and that is why we cannot control it.

If you believe these notes are materially incorrect, please note your corrections and forward to:

- *By Mail:* Carrie Hyke, Land Use Services Dept., Co. of San Bernardino, 385 North Arrowhead Ave., San Bernardino 92415-0182
- *By Fax:* (909) 387- 3223; or
- *By E-mail:* chyke@lusc.sbcounty.gov

County Ordinances and the current General Plan can be viewed at the following website:

www.sbcounty.gov

All California state laws can be researched at the following website: www.leginfo.ca.gov